



PAUL R. LEPAGE
GOVERNOR

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
LAND USE PLANNING COMMISSION
22 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0022

WALTER E. WHITCOMB
COMMISSIONER

NICHOLAS D. LIVESAY
EXECUTIVE DIRECTOR

Memorandum

To: LUPC Commissioners
From: Tim Beaucage, Senior Planner
Date: October 6, 2017
Re: Irving Concept Plan (ZP 768) Presentation and Site Visit

Background:

On December 24, 2014, the Commission received Irving Woodlands LLC's Petition for Rezoning to implement a concept plan on its ownership in the Fish River Lakes Region in Aroostook County. On June 1, 2017, the Commission received a substantially revised petition from Irving. In July, the Commission notified Irving the petition would be complete for processing upon receipt of the application and processing fee. On August 31, 2017, the Commission received the fee and deemed the petition complete for processing.

Staff has begun the reviewing the zoning petition and proposed plan.

October 11th Meeting:

Commission staff and the petitioner's representatives will present an introduction of the petition, summarize staff work to date, describe the itinerary and details of each of the planned stops on the site visit, and summarize next steps.

October 12th Site Visit:

The following day, a site visit will be conducted for the Commission and members of the public to view selected plan elements. The attached document describes the logistics for the site visit, but the itinerary for the site visit will be available separately.



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COMMISSION PRESENTATION AND SITE VISIT
In the Matter of
JD Irving Concept Plan (ZP 768)

Presentation, October 11, 2017 as part of the Commission's Regular Business Meeting
Site visit, October 12, 2017, 7:15 AM start: Meet at Presque Isle Inn and Convention Center

Commission Meeting, October 11, 2017

Commission staff and representatives of JD Irving will present an overview of the proposed Concept Plan at the Commission's October 11 regular business meeting at the Presque Isle Inn and Convention Center. The public is invited to attend but there will not be an opportunity for public comment. Opportunities for the public to provide written and oral comments will occur early in 2018 as part of a public hearing.

Site Visit, October 12, 2017

The following day, Thursday, October 12, 2017, a **site visit** will be conducted to view selected development zones within the proposed Concept Plan area. This site visit is for the members of the Land Use Planning Commission and the public may attend in their own vehicle. Those participating in the site visit will meet at 7:15 AM at the Presque Isle Inn and Convention Center, and depart at 7:30 AM. Copies of the itinerary will be available from LUPC staff at the start of the site visit. The times on the itinerary are approximate.

Transportation for the Commissioners will be organized by JD Irving staff. Members of the public must provide their own transportation. The purpose of the site visit is to provide an opportunity for the LUPC Commissioners to view the project area, locations of project features and other points of interest. The public may attend for informational purposes only and cannot address the Commissioners with respect to any current project or any that may come before the Commission – see discussion below.

Communications with Commission Members

Members of the Commission are appointed to sit on the Commission because they reside in, work in, or have special knowledge of the Commission's jurisdiction, and because of their interest in serving the communities within the unorganized and deorganized areas of Maine. Representatives of the petitioner and members of the public should be aware that there are legal restrictions on contact with Commission members. There must be no discussion between representatives of the petitioner or members of the public and the Commission regarding any current project, including Irving's proposal, or any project that may come before the Commission. Such discussions should occur during a public meeting, such as the Commission's monthly business meetings or at a public hearing.

During the site visit, representatives of JD Irving and LUPC staff may point out various features and locations relevant to the proposed Concept Plan, and site-specific questions for clarification may be asked by Commission members and other attendees. Commissioners, members of the public, and JD Irving representatives may speak directly to LUPC staff with questions or comments about the project. Staff will then follow up as appropriate.

Any questions or comments regarding the meeting or site visit should be directed to Tim Beaucage, Senior Planner, timothy.beaucage@maine.gov 207-287-4894 at the Commission's office in Augusta.

